



Department of Development Services
Planning Division
Meeting Minutes of the
Historic Preservation Commission &
Historic Properties Commission
(Approved)

**REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION &
HISTORIC PROPERTIES COMMISSION
WEDNESDAY, MARCH 21, 2012**

Commissioners Present

Greg Secord
Michael O'Connell
Alan Ambrose
Lynn Ferrari
Raphael L. Podolsky
Catherine Connor, Alternate

Staff Present

Roger J. O'Brien
Kenneth Schwartz
Lynda Crespo

Commissioners Absent

Jonathan Clark, Alternate

Chairman O'Connell called the meeting to order. There was a quorum.

I. Historic Review

- a. 5 Constitution Plaza-Historic review of the renovation of a former hotel into 199 apartments. Applicant & Owner-5PC, LLC, Agent-William Crosskey, Crosskey Architects, LLC

Roger J. O'Brien, Director of Planning, informed the Commission that the letter was submitted from the State Historic Preservation Office stating that the subject property would be considered for nomination to the National Register of Historic Places on April 12, 2012.

Bill Crosskey, the architect, noted that the state and federal historic tax credits would be used as a financing mechanism for the proposed project. He clarified that the property was listed on the State Historic Register and was being considered for the National Register.

Mr. Crosskey presented the proposal and discussed changes including demolition of a bar area, added in 1970s, and a demolition of the green house with a slope roof. Mr. Crosskey added that the building would be expanded slightly on the Plaza level. He noted that the existing windows would be replaced to match the existing except the insulated glass. Mr. Crosskey stated that the idea was to remove the paint and expose the original precast if possible. The store front glass on the third floor would be replaced with insulated glass with four window panels per bay. Mr. Crosskey stated that the screened rooftop would be set back 9 feet of the edge of the building.

Ken Schwartz stated that the subject building was built in the Modern Architecture Era and noted that there were only few examples of this architectural style in Hartford.

On a motion made by Commissioner Secord, and seconded by Commissioner Ferrari the following resolution was approved:

- Whereas, The Hartford Historic Preservation Commission has received an application for a Document of Suitability for the adaptive reuse of 5 Constitution Plaza from Hotel use to residential apartment use as depicted in plans entitled “On The Plaza Luxury Residence” prepared by Crosskey Architects LLC, dated Feb. 16, 2012, and
- Whereas, The subject property is individually listed on the State Historic Register, and not listed in a Historic District, and
- Whereas, The proposed exterior work requested for this adaptive reuse entails: cleaning and repairing the precast concrete, and replacing windows and storefronts to match existing, installation of new precast elements with new glazed openings and horizontal aluminum screen panels added to portions of the second floor. This work is consistent with the Secretary of Interior Standards, and the Hartford Design Guidelines, and
- Whereas, The adaptive reuse of the building will promote several goals enumerated in the B-1 downtown development district: encourage excellence in urban design, preserve the historic character of the downtown, reinforce the role of the downtown as a community, and Now Therefore Be It
- RESOLVED, This Hartford Historic Preservation Commission hereby recommends approval of the application for a Document of Suitability for the adaptive reuse of 5 Constitution Plaza from Hotel use to residential apartment use as depicted in plans entitled “On The Plaza Luxury Residence” prepared by Crosskey Architects LLC, dated Feb. 16, 2012 with the following conditions:

1. All rooftop and outdoor mechanicals be screened from view.

RESOLVED: This 21st day of March, 2012.

The following Commissioners voted in favor of the motion: Secord, O’Connell, Ambrose, Ferrari, Podolsky, and Connor.

II. New/Old Business

a. List of permits

Ken Schwartz informed the Commission on the progress being made regarding the historic review application for 61-63 Edgewood Street. He stated that the front porch was enclosed with

vinyl siding by the previous owner without appropriate permits being obtained. He added that, after the staff recommendation, the new owner decided to remove the vinyl siding and open the porch up to its original condition.

b. Discussion regarding porch design guidelines

The Commission and the staff discussed the porch design guidelines including the issue of replicating historical architectural features without appropriate evidence about the original. Another issue discussed was the cost associated with replacing historical building elements.

c. Director's report

Mr. O'Brien informed the Commission that the Federal Transportation Grant submitted included the renovation of the Union Station, restoration of the brownstone façade and re-utilization the interior of the station for transit related uses.

III. Minutes-February 15, 2012

On a motion made by Commissioner Secord, and seconded by Commissioner Ambrose, the minutes of February 15, 2012 were unanimously approved.

IV. Adjournment

Meeting adjourned.

Respectfully submitted,
Jillian Hockenberry, Planner

Roger J. O'Brien, Secretary/Director